



The City of West Allis Engineering Department



National Avenue Public Hearing

National Avenue Public Hearing Procedures

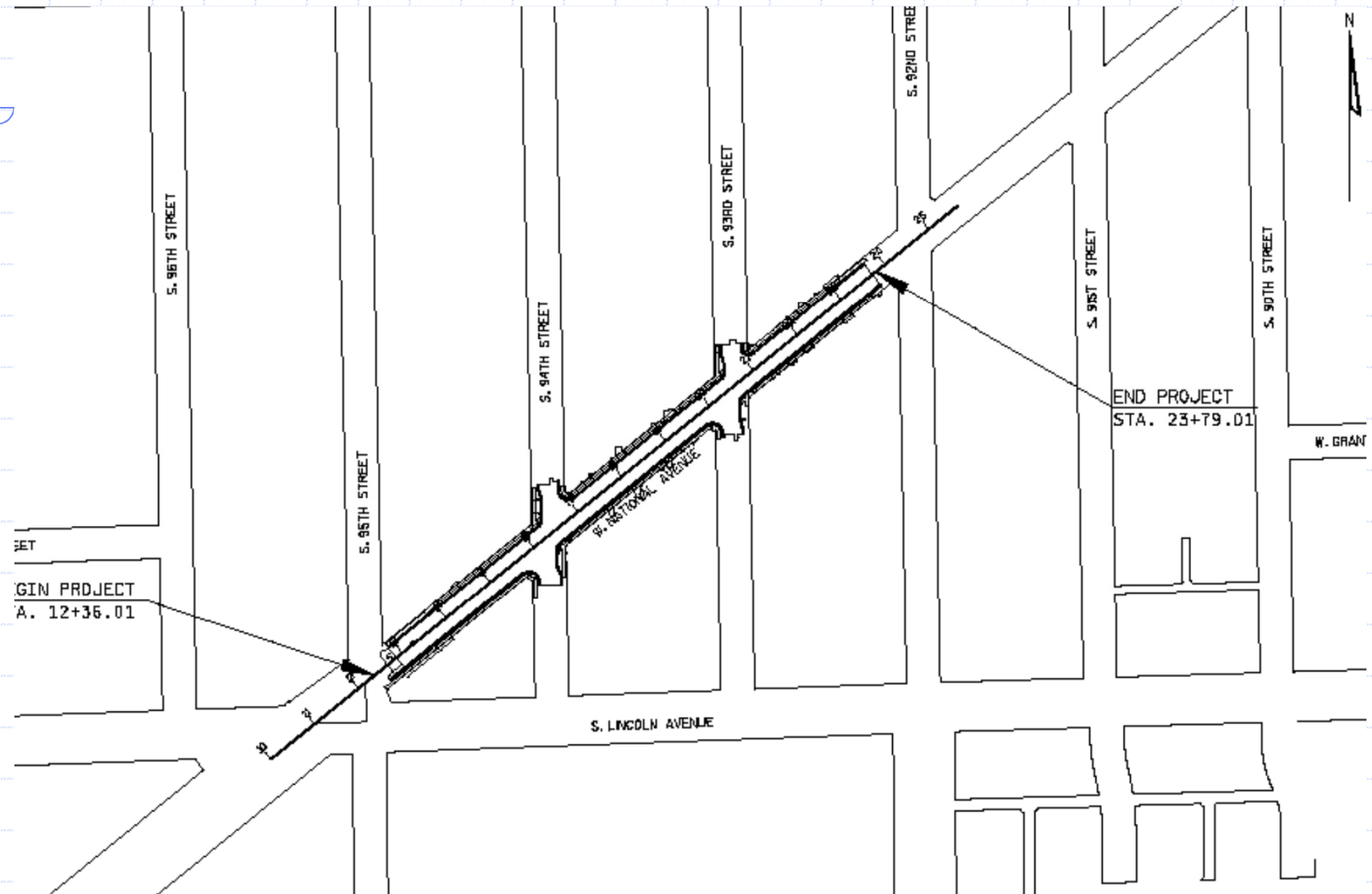
- ◆ Project scope and cost discussed
- ◆ Assessment rates and methods of payment discussed
- ◆ Comments or questions from the Common Council and citizens affected.
- ◆ Public Hearing closed and project referred to the Public Works Committee for discussion and vote.
- ◆ Final Decision by the full Common Council.



Public Works Committee



Project Limits



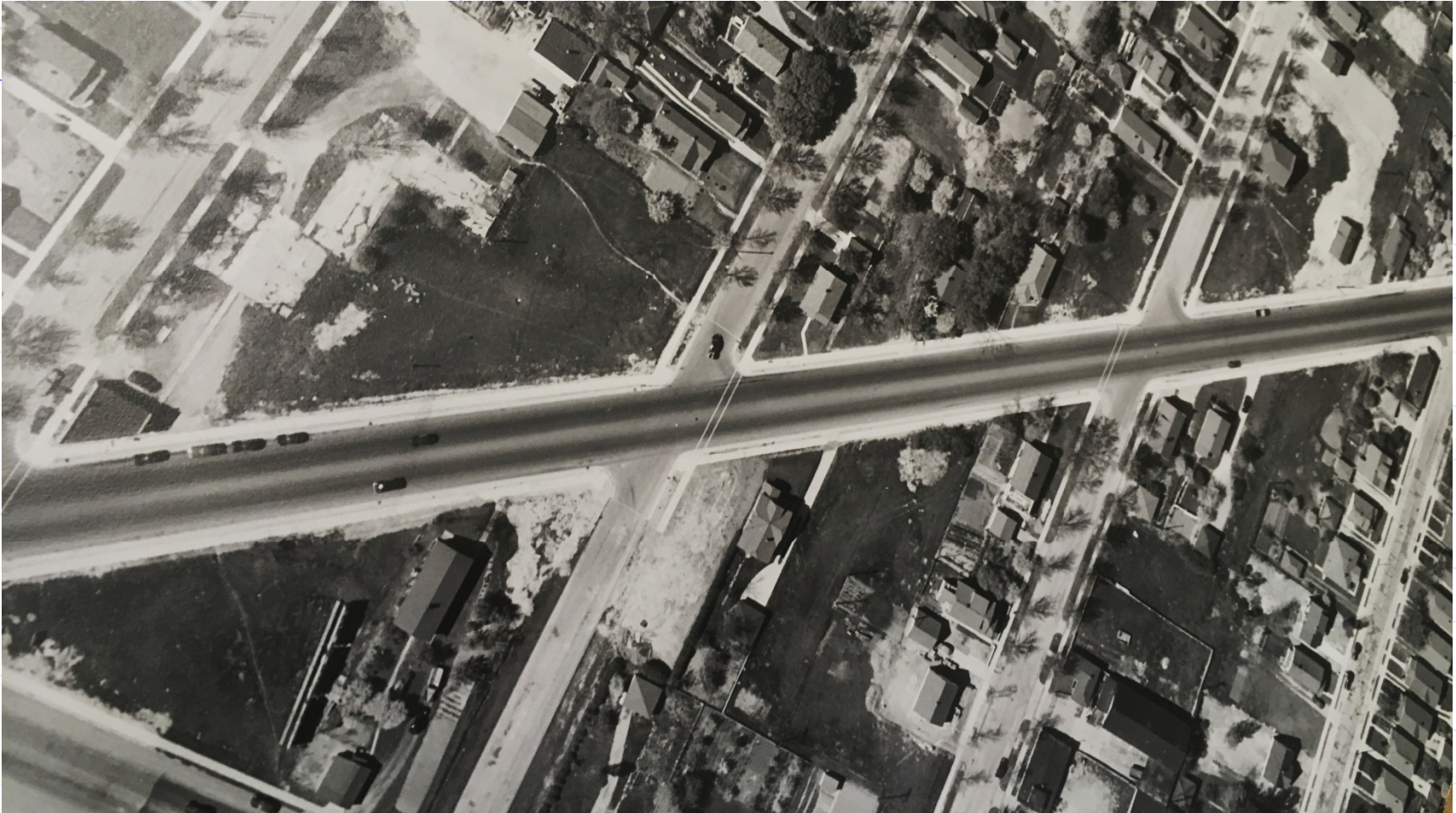
W. National Ave.: S. 92nd Street to S. 95th Street

National Avenue



Concrete Curb & Gutter, Concrete Base with Asphalt Surface installed in 1946 (72 years old)

National Avenue



This aerial photo taken in 1949 shows the newly constructed 1946 asphalt over concrete pavement that is now 72 years old and still in service.

National Avenue

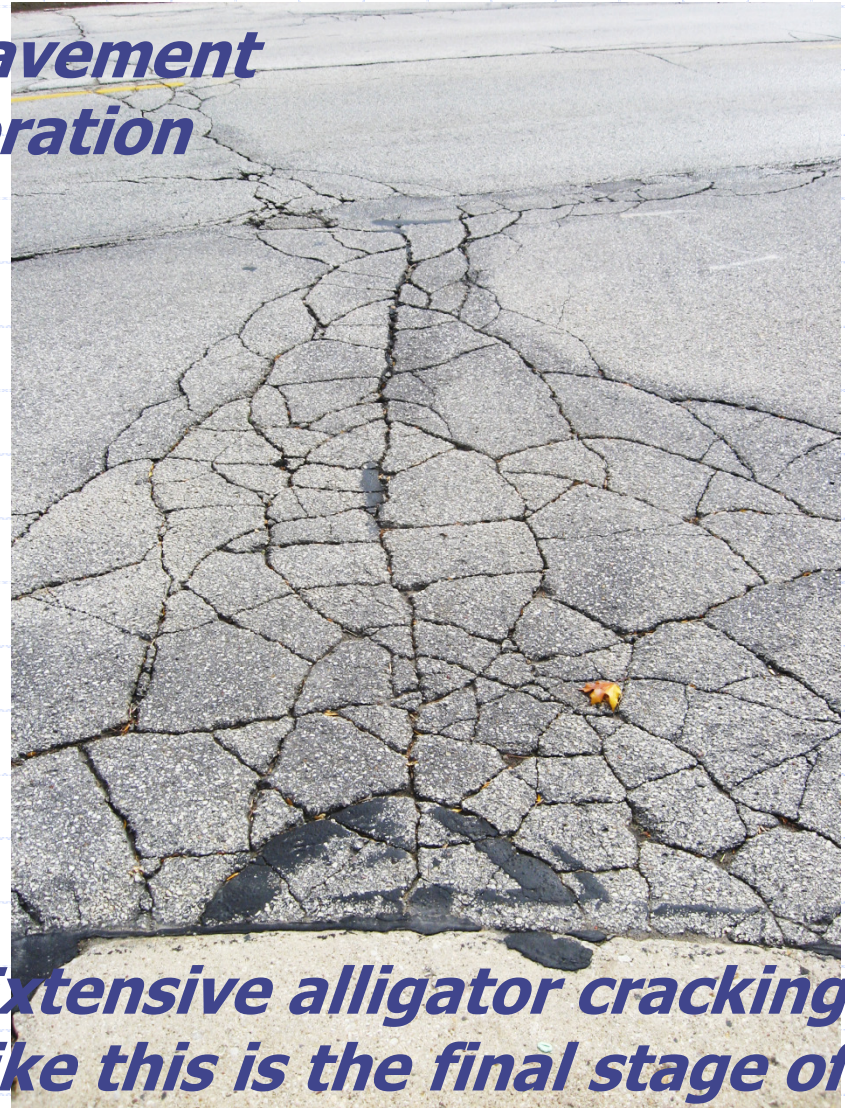


***Asphalt Resurface installed in 1986 by WisDOT
(32 years old)***

National Avenue



***Severe Pavement
Deterioration***



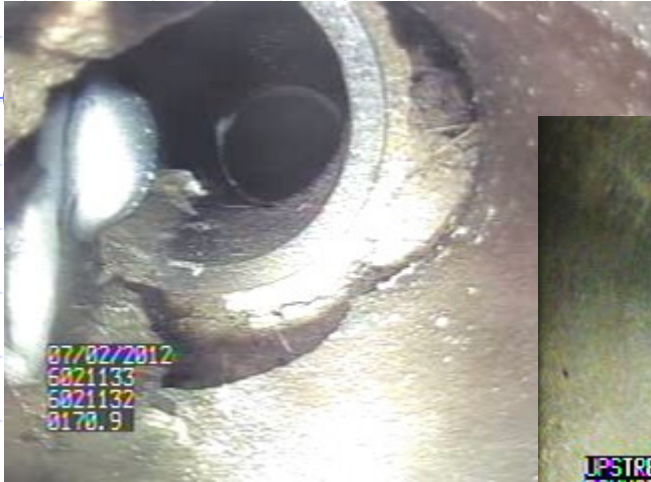
***Extensive alligator cracking
like this is the final stage of
a pavement's life***

National Avenue

***There are far too many cracks to seal anymore.
Routine maintenance is difficult & expensive.***



National Avenue



Cracks in Sanitary Sewer

Cracks and Hole in
Storm Sewer



Cracks and Hole in
Storm Sewer

- ◆ New water main (existing water main from 1929, **89 years old**)
- ◆ New copper water pipes will replace public portion of lead service pipe up to curb stop valve
- ◆ New storm sewer and laterals installed to each property (existing storm sewer from 1931, **87 years old**)
- ◆ New sanitary sewer (existing sewer from 1930, **88 years old**)
- ◆ New decorative street lighting poles and cable

National Avenue

Traffic Study:

- ◆ Traffic and Safety Analysis Report was prepared in 2015 which revealed several safety problems along National Avenue:
 - **Daily Count** = 14,100 vehicles per day
 - **13 crashes** were reported within the study area over a 3 year period including **3 injury crashes**
 - Crash rate of **395** per 100 million vehicle miles traveled is higher than the statewide crash rate or 332.
- ◆ **New bump outs** at intersections should help reduce crossing distances and improve safety for pedestrians.
- ◆ **New green bicycle lanes** should improve safety for bicyclists



National Avenue

5 Public Information Meetings:

- Corridor Plan – March 5, 2015
- #1 – Nov. 19, 2015
- #2 – May 24, 2016
- Public Hearing - Tonight
- #3 – Feb. 2019



- National Avenue Corridor Strategic Plan approved by Council on Dec. 20, 2016



National Avenue



***Typical Finished Project with New Concrete Pavement,
New Sidewalk, New Decorative Lights and New Trees.***

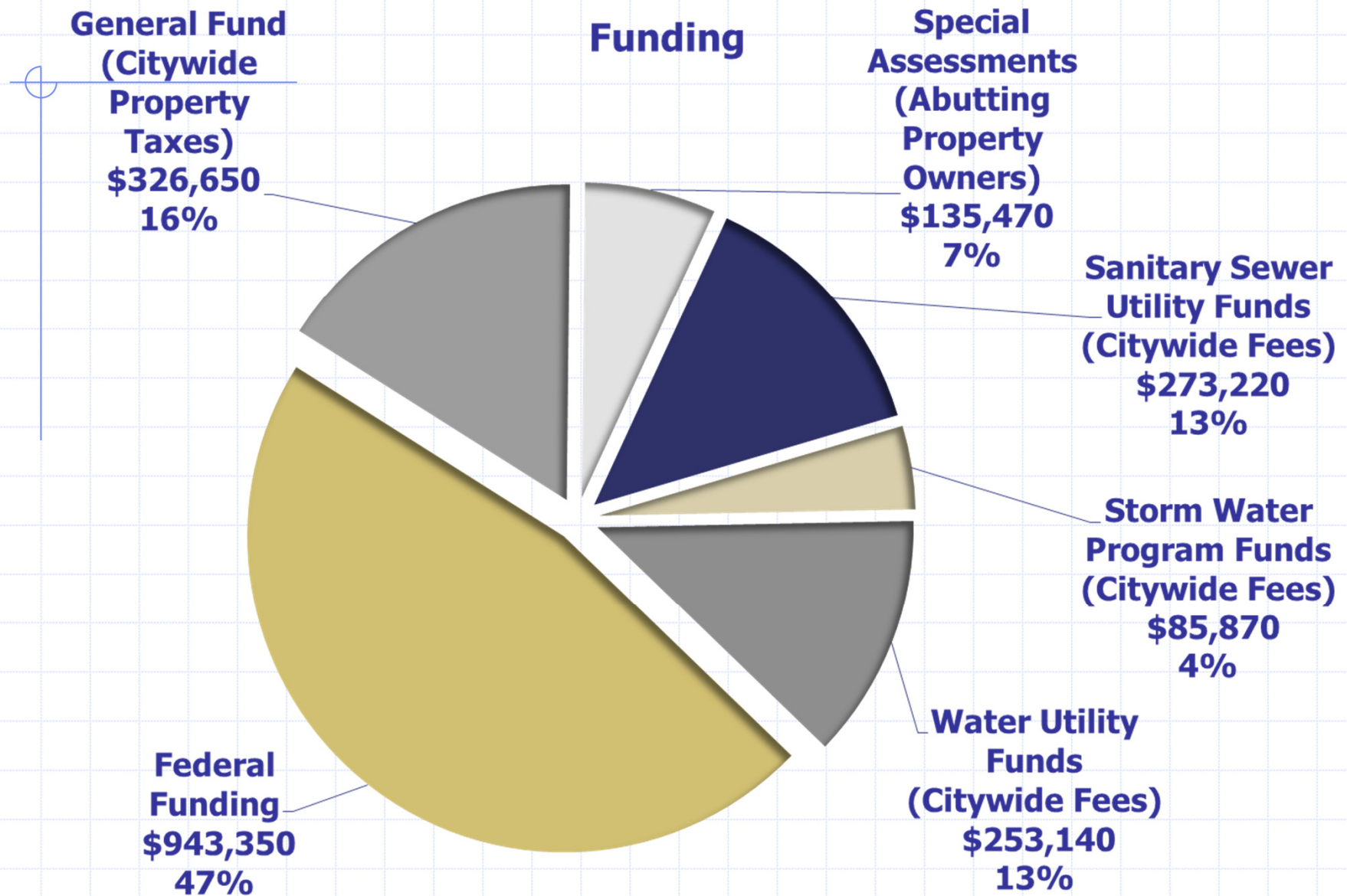
National Avenue

Cost of the project:

■ Pavement:	\$1,159,030
■ Streetscaping:	\$19,950
■ Street Lighting:	\$78,680
■ Sanitary Sewer:	\$273,220
■ Storm Sewer:	\$233,680
■ Water Main:	<u>\$253,140</u>
■ Total Cost of Project:	\$2,017,700



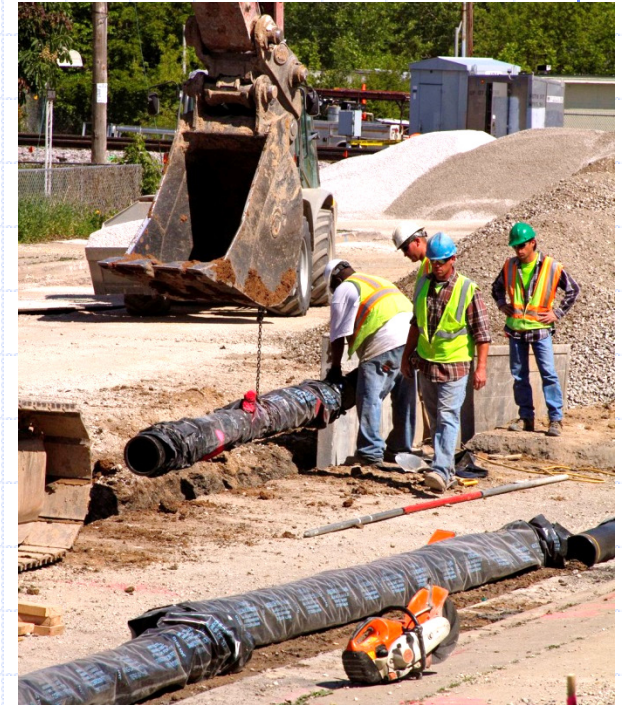
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National Avenue

Special Assessments:

- ◆ Sample residential special assessment
 - Lot width = 40 feet
 - Assessment rate = \$59.25/ft.
 - Storm Sewer Lateral = \$662.00/each
 - Homeowner's Cost = **\$3,032.00**
 - Plus \$7.40 per square foot for concrete driveway replacement if applicable.



◆ **Bills will not be mailed out until March of 2020.**

- Payment options available include lump sum payment, 5 year installment plan or 10 year installment plan.
- Over 10 year period (assuming 4% interest) special assessments range from:

Year of Payment	Total Payment
First year (2020)	\$425
Tenth year (2029)	\$315

National Avenue

Special Assessments:

- ◆ For over 100 years City residents have historically paid the full cost (100%) of a new street in front of their property because they enjoy a unique benefit from this improvement to their individual property.
- ◆ On this project the City will collect \$135,470 in special assessments or **7%** of the total cost.
- ◆ Assessment rate is **\$59.25** per foot for **all** residential properties anywhere in the City no matter how wide the street width is or how high the traffic volumes are or how high the actual bid prices are. **Everyone is treated equally.**
- ◆ **For over 100 years Wisconsin state law** has allowed for special assessments. In addition, judges in over a hundred **court cases** in Wisconsin have upheld this law as a **fair and reasonable method** to recoup the cost of these projects. So this method has stood the test of time.

1927 Special Assessment Role

1927 Special Assessment Role

Assessment of Benefits and Damages by Reason of Street Improvement on *5980th St from W Lincoln Ave to W Grant St*

DESCRIPTION OF PROPERTY	Lot	Block	BENEFITS BY REASON OF IMPROVEMENT	DAMAGES BY REASON OF IMPROVEMENT	EXCESS OF BENEFITS THAT SHOULD BE ASSESSED	EXCESS DAMAGES SHOULD ASSESS
<i>1 Danny Nelson 355 Reid St</i>	1	500	34 50			
" "	2	30	34 50			
<i>Elmer Ankner 933-73rd Ave</i>	3	30	34 50			
" "	4	30	34 50			
<i>Adam Schmidt 939-73rd Ave</i>	5	30	34 50			
<i>Jos. G. Schepers 941-73rd Ave</i>	6	30	34 50			
<i>C. G. Stankiewicz 949-73rd Ave</i>	7	30	34 50			
<i>Bowman, W. C.</i>	8	30	34 50			
<i>Marshall Vinkhuyzen 849-69th Ave</i>	9	30	34 50			
" "	10	30	34 50			

Total 1058

National Avenue

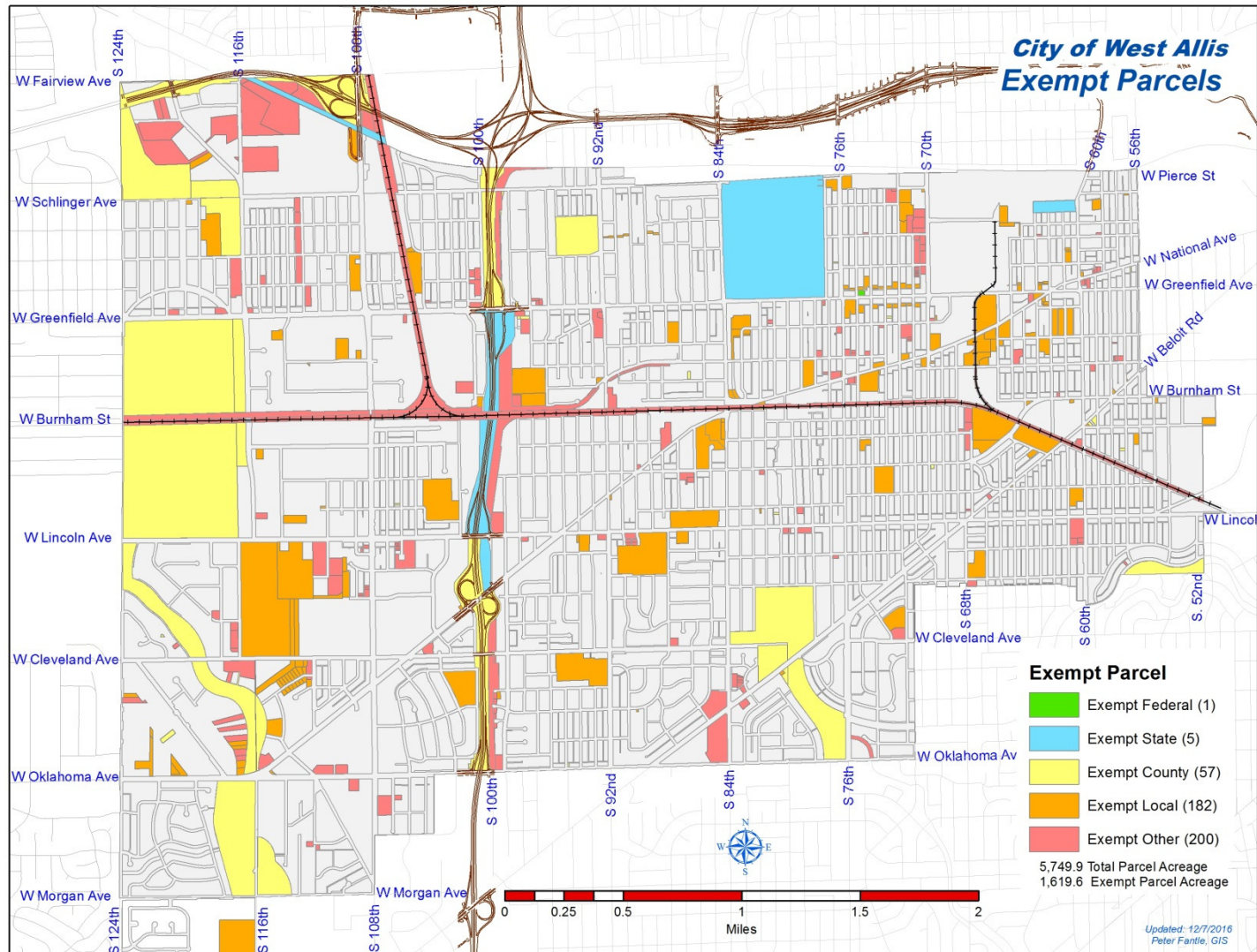
Special Assessments:

- ◆ Special Assessments are the **only way** to ensure tax exempt schools, churches, charities, hospitals, county parks, utilities and railroads pay their fair share too. **No one is exempt** from special assessments even though **430** properties in the City do not pay any property taxes. Many of these tax exempt schools, churches, hospitals, and county parks are very large properties (encompassing **28% of the total parcel land area**) and only contribute to the City's costs through Special Assessments.
- ◆ Businesses, corporations and manufacturers pay a **higher assessment rate** to ensure they contribute their fair share. Their assessment rate is \$74.06 to \$88.88 per foot.



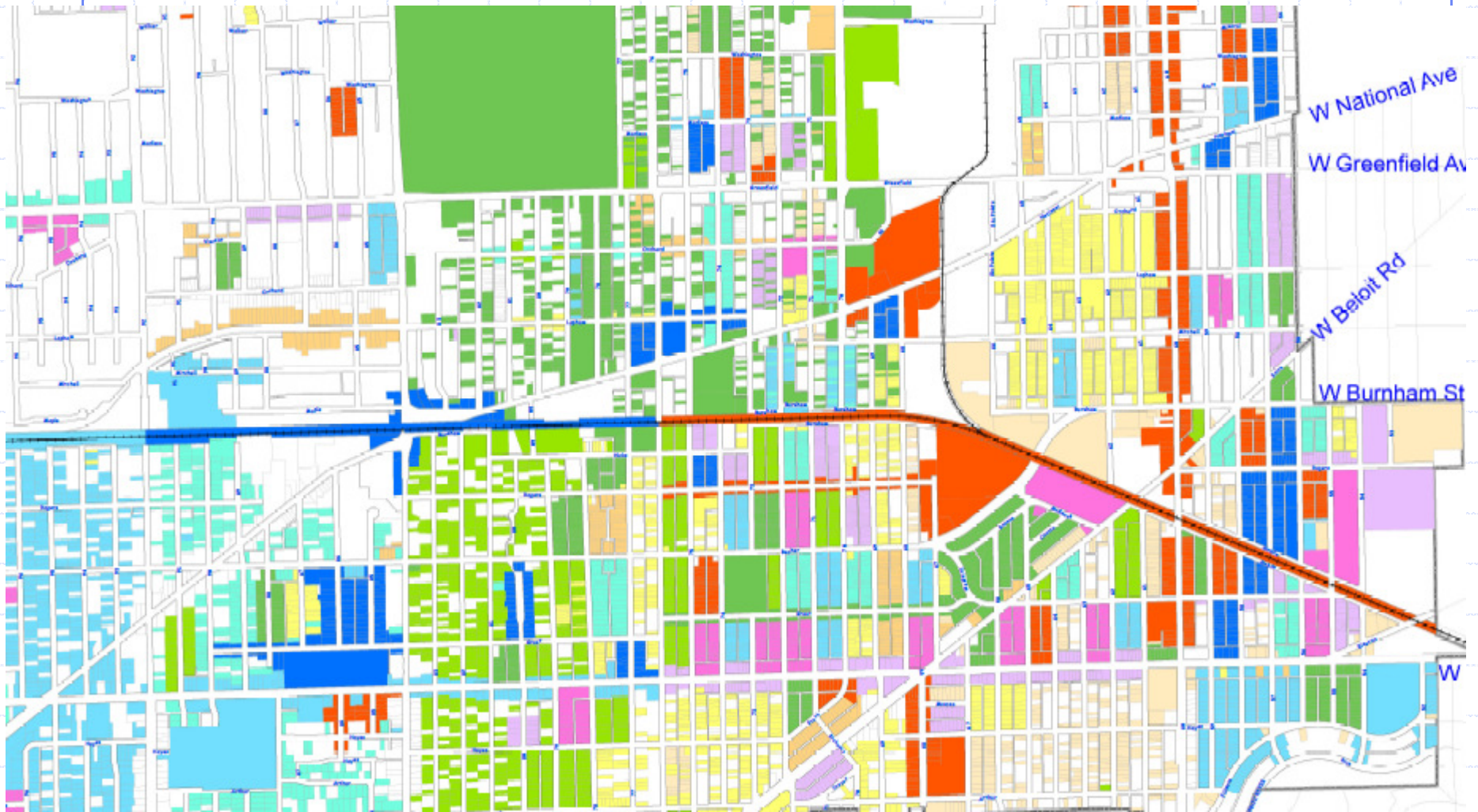
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- Shaded areas show all 430 tax exempt parcels in City totaling 1,620 acres (28%) out of total 5,750 acres in City. Special assessments are often the only funds they pay to the City.



National Avenue

- Everyone is paying their fair share
- Most have already paid for the street or alley in front of their property over past 10 years



National Avenue

Special Assessments (Corner Properties):

- ◆ Several corner properties on National Avenue are being charged for the front and side of their lot. The “long side” of these properties receives a 60% discount off their special assessment.
- ◆ 10,913 parcels out of the total 19,762 parcels in the City pay for **more than one side of their property (55%)**
- ◆ 3,423 parcels out of 19,762 pay for **more than one street (17%)**
- ◆ 7,490 parcels out of 19,762 pay for **their street and their alley (38%)**
- ◆ Sample special assessment
 - Long Side Lot Length = 120 feet
 - Assessment rate = \$59.25/ft.
 - Subtotal = \$7,110.00
 - **60% Off Long Side Discount = -\$4,266.00**
 - Homeowner's Cost = **\$2,844.00**

National Avenue

Interest Rate:

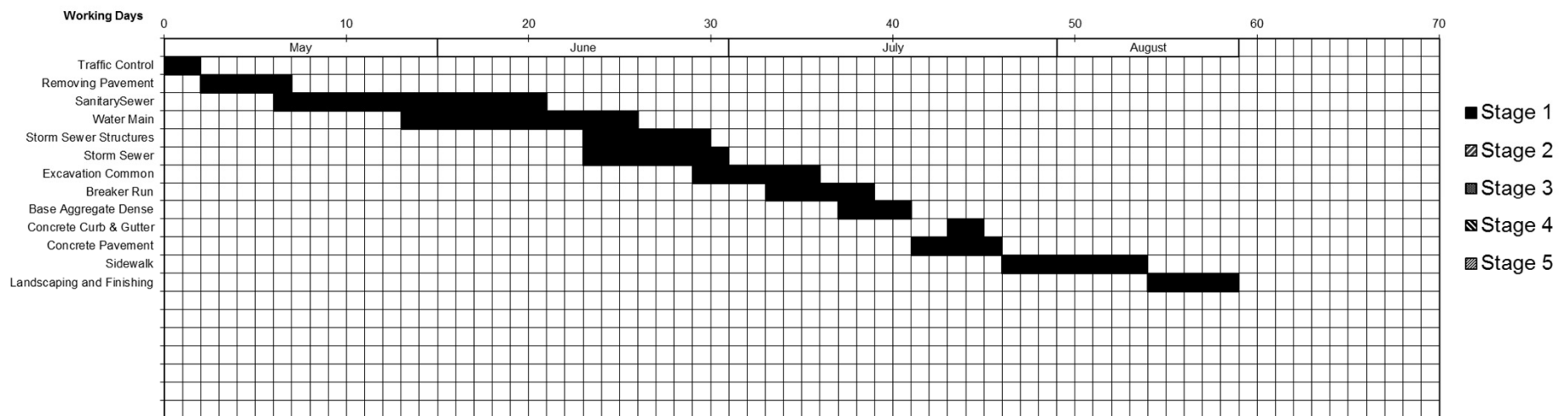
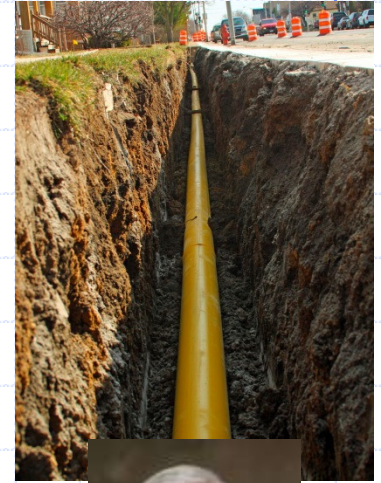
- ◆ City borrows funds for this project
- ◆ City pays interest to these municipal bondholders over the next 10 years.
- ◆ City passes along these interest charges to residents that choose a 5 or 10 year payment plan. **City does not make a profit off the interest charged.**



National Avenue

Schedule:

- **December 2018** – We Energies Gas will begin to install new gas mains
- **February 2019** – We Energies Electric will begin to install new electric ducts
- **February 5, 2019** – WisDOT will advertise for bids from contractors
- **March 2019** – AT&T will begin to install new ducts
- **March 12, 2019** – WisDOT will award contract to low bidder and send to Governor Tony Evers for his signature on the contract. State does not get to pick contractor. City does not get to pick state inspector assigned
- **May 6, 2019** - Begin work on State contract
- **August 16, 2019** - Complete all work which will take 59 working days and span 103 calendar days



National Avenue

Working Days:

- The state assumes contractor is available to work all weekdays when it isn't raining. The work will take 59 weekdays to complete out of the total 103 available calendar days between **May 6** and **August 16, 2019** (57%). Contractor will have to work overtime if they are not on site every weekday in order to meet August 16 deadline.
- State contracts do not specifically require contractor to work overtime or on weekends and holidays (30 days) or at night or when it is raining (14 days assumed), since this would dramatically increase the price of the work
- 24 out of the 59 working days (40%) involve work taking place underground which won't be easily seen to the casual observer because it will be **buried**. The casual observer may only "see" changes to the project site on **1/3 of the days**.
- The Contractor will be assessed \$2,070 per calendar day if the work goes past August 16, 2019.

Item	Total Quantity	Units	Production Rate	Working Days (per Stage)		
					Begin	End
Traffic Control	2		1	2	0	2
Removing Pavement	6,870	SY	1400	5	2	7
Sanitary Sewer	1,774	LF	125	15	6	21
Water Main	1,871	LF	150	13	13	26
Storm Sewer Structures	19	EACH	3	7	23	30
Storm Sewer	1,405	LF	200	8	23	31
Excavation Common	6,221	CY	1000	7	29	36
Breaker Run	4,977	TON	850	6	33	39
Base Aggregate Dense	2,772	TON	850	4	37	41
Concrete Curb & Gutter	526	LF	400	2	43	45
Concrete Pavement	6,218	SY	1500	5	41	46
Sidewalk	10,791	SF	1500	8	46	54
Landscaping and Finishing	1	LS	0.2	5	54	59

National Avenue

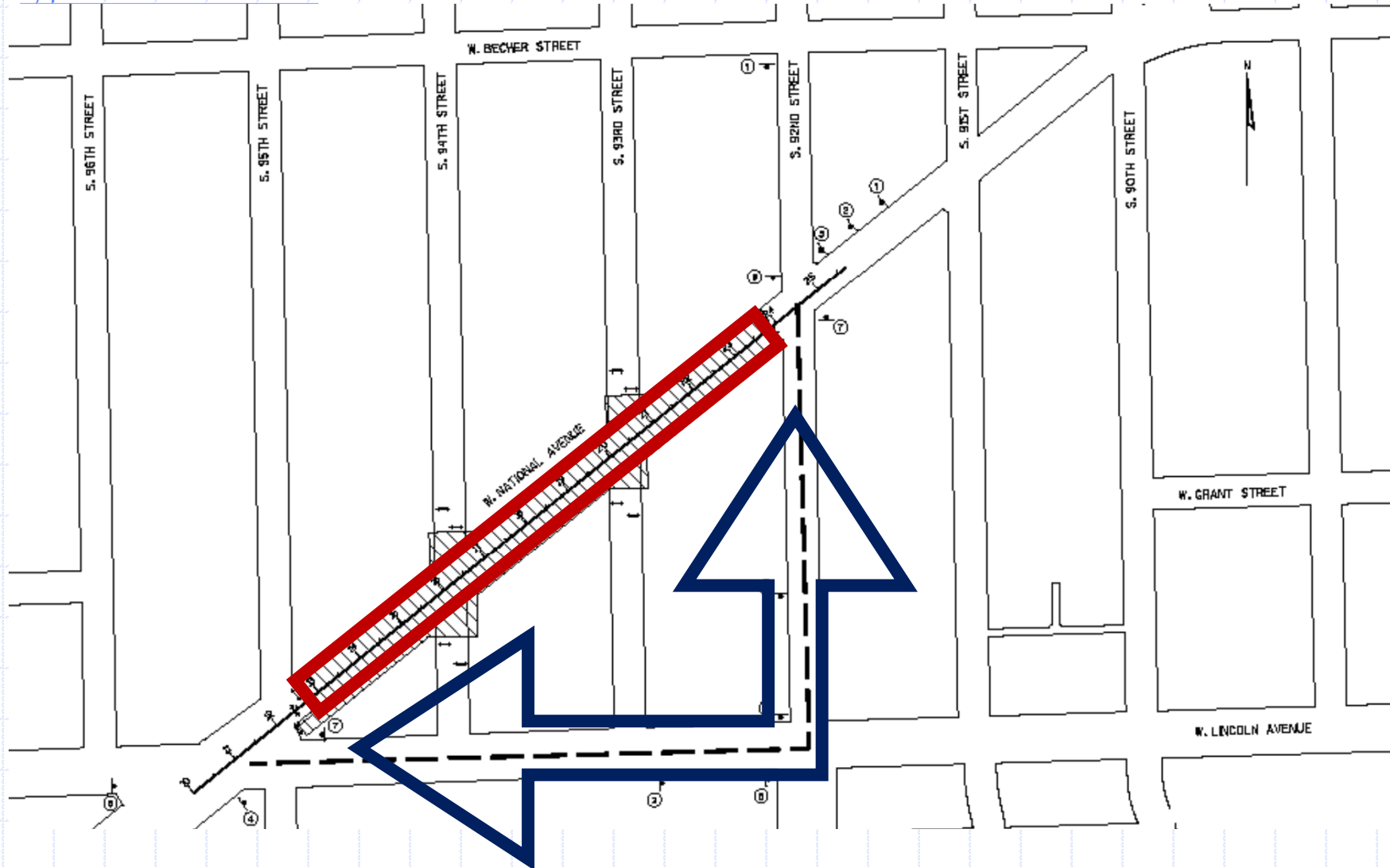
State Contract Responsibilities:

- The State contract states that “the contractor is solely responsible for the means, methods, techniques, sequences, and procedures of construction”
- The State specifications also state that WisDOT does “NOT authorize inspectors to ... act as foreperson or perform other duties for the contractor”
- The State contract requires the contractor to post a **performance bond** to guarantee their work and performance under their contract.
- The State can debar a contractor from bidding on future contracts for: fraud, collusion, any criminal offense, violation of federal or state statute, “a history of failure to perform or of unsatisfactory performance of one or more contracts.”



National Avenue

Detour:



National Avenue

Parking:

- ◆ On street parking during construction will be provided on neighboring streets. On street parking permits will not be needed during construction. Police will increase patrols in neighborhood.
- ◆ Disabled parking spaces will be located on the nearest adjacent street for use by any residents with a Wisconsin Disabled Parking Identification Permit or disabled license plates.





National Avenue

- ◆ Comments or questions from the Common Council and citizens affected will now be heard.

